

Property at 00040 JUNIPER DRIVE

Prop ID 2930040

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Administrative Information

Owner name: MONTGOMERY KATIE
 Second name:
 Address: 40 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2930040 Neigh.: Zone: R30 Vol: 700 Page: 989

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	94,500			Sale date: 16-Aug-2016
Resident Dwelling	1.00	187,970			Sale price: 265,000
Resident Outbldg	1.00	770			Sale valid:

Values

Mkt value :
 Cost value: 404,629

Summary

Summary	Utilities	Sales ratios
Total assessments 283,240	Water Connecticut	Cost/sale : 1.5269
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 283,240	Gas None	Assmt/sale: 1.0688

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					

.690 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	03	Gambrell	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 237
Grade	37	B-	Whirlpools Living area 2,222
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1968

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	792	223,670
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic	None Attic size:		
Additions			108,954
Other Features	WB Stks RR		11,969
Sub-Total			353,093
Grade	B- Factor 1.1700		413,119
CDU	C&D Factor 1.00		413,119
Depreciation	35 %		268,527
	Computed cost value @ 70%		187,969

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	55	5,245
L Living Area	FRFF Frame first floor	110	12,593
L Living Area	BSMT Basement addition	110	2,027
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	DECK Wood deck	266	7,046
G Garages	FR Attached frame LE 65	484	21,597

Total additions 108,954

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		E	2,160	50	1,100
Utility Shed									
Value at 70%			770				Value at 100%		1,100

